

Core and Non-Core Portfolio

Green Activities for 2006

Attachment 3a – Energy Saving Methods

Attachment 3b – Water Conservation Methods

Attachment 3c – Waste Management Methods

Core and Non-Core Portfolio
Green Activities for 2006
Energy Saving Methods

Attachment 3a

Sector	Partnership	What steps have you taken to reduce energy consumption (i.e., lighting retrofits, motion sensors, HVAC upgrades, operational improvements, other)?
Office	CWP	Installation of new energy efficient chillers, replacement/repair of air handler units, expansion of building automation system, retrofit/replacement of lighting with energy efficient lighting, replacement/expansion of EMS system, DDC controls installed for improved HVAC efficiency, professional cleaning of exterior coils for improved HVAC efficiency, installation of new water treatment system which reduced energy costs by preventing tube scaling, other preventative maintenance of the HVAC system, check valves on house pumps were rebuilt to prevent bleed back and inefficient operation.
Industrial	LaSalle	Retained Servidyne systems to benchmark gas, electric and water usage data for common-area meters under landlord control and to incorporate green measures at development properties. As a result of this effort, will implement cost-effective energy savings strategies in 2007. Strategies employed in 2006 for development projects include incorporating skylights and high-performance windows, sizing and location of windows, increased insulation, use of multiple, smaller HVAC chillers, use of rubber membranes on roofs to reflect light, light-reflective painting, installation of high-efficiency lighting, replacement of HVAC systems. Key personnel at CenterPoint's primary architectural firm have become LEED certified and General Contractors will also gain certification. CenterPoint instituted an energy-savings competition which resulted in a \$700,000 savings over four months.
Industrial	RREEF	Incorporated conservation features into development project. As a follow-up to data collection project undertaken by CalWEST in consultation with Servidyne Systems LLC, now undertaking an analysis of the data to identify potential utility savings. Further actions taken will depend on outcome of potential sale of large piece of the CalWest portfolio. Will implement conservation measures on 5 properties expected to be retained.
Apartment	GID	Installed motion detector sensors in clubhouse offices, added rain sensors on all of our irrigation clocks and repaired irrigation system for any leaks, replaced the R-30 bulbs with energy efficient fluorescent bulbs, replaced incandescent exterior fixtures/bulbs with energy efficient fluorescent type fixtures/bulbs. Photocells used to control light timing. Replaced condenser units with more energy efficient models. Replaced washers and dryers with more energy efficient models as needed. Installed high efficiency boilers to improve the building systems. Audits conducted as property is acquired to investigate ways in which the property and systems can be operated more efficiently.
Apartment	Blackrock	Efforts have included boiler replacements, lighting retrofits, use of energy efficient fluorescent bulbs, installation of motion sensors, replacement of poorly-functioning photocells with new ones to ensure late turn-on and early turn-off of building lights, upgrade of a/c units to 13 SEER for maximum cooling efficiency, installation of solar screens on the west side of the public areas to reduce a/c costs, and installation of energy-efficient water heaters.
Office	Hines	Operational changes for weekend HVAC use. Lighting retrofits for lobby, elevators and cafeteria. Energy efficient design use - electronic ballasts, occupancy sensors, low-e glazing to reflect solar energy. Conversion from high pressure to low pressure steam, use of motion sensors, installation of new equipment. Garage lighting retrofit, which generated rebates.
Retail	IMI	Installation of new and efficient fixtures in parking and common areas, Replacement of mechanical timers and lighting controls. Installed low-voltage lighting and upgrade of EMS systems. Adjustments of lighting schedules as well as closely monitor lighting in vacant tenant spaces. Repair and replacements of HVAC systems and overhauling chillers, improving chiller insulation, air handling unit repairs and parking garage light improvements.

**Core and Non-Core Portfolio
Green Activities for 2006
Energy Saving Methods**

Sector	Partnership	What steps have you taken to reduce energy consumption (i.e., lighting retrofits, motion sensors, HVAC upgrades, operational improvements, other)?
CURE	Bridge Urban Infill	Advocating projects to be built at a 10% premium above Title 24 Energy standards, while conscious of return expectations. Require partners to document sustainable features of a project at beginning, annually, and at completion. Project features have included: on-site bike parking, individual electric and gas meters, dual glazed windows, low-e windows, vinyl windows, energy efficient light fixtures, Title 24 florescent lights and insulation, programmable thermostats, sensor-controlled lighting, energy efficient HVAC equipment. For existing properties have enlisted an energy conservation specialist to reduce energy consumption. Actions taken include repairing light sensors, replacement of light fixtures with more energy efficient models.
CURE	Buchanan Urban Investors	Evaluated operational procedures to identify areas of energy savings including heating and cooling hours, lighting retrofits and run times. Replaced HVAC units with energy efficient models. Changed exterior light bulbs to halogen long-life light bulbs and light bulbs were replaced with five-year bulbs. Installed motion sensors for lights where appropriate. For vacant units, turned off utilities at the breaker.
CURE	CalSmart (RREEF)	Strategies for rehabilitation properties have included: improvements in both HVAC operating efficiency and installation of high-efficiency boilers, educating tenants about specific actions which could save energy and preserve resources, optimization of HVAC start/stop times to reduce energy waste, conversion to T-8 tenant & common area lighting ballasts, project location near commuter light rail system, providing a property bicycle storage room for tenants, design which provides maximum daylight, high performance window glazing, floor-to-ceiling glass curtain wall systems, very high ceilings and interior shading devices, and incorporating other measures which meet LEED certification standards. Strategies for Recently Completed properties in Midst of Lease-Up have included: Installation of medium tinted performance glazing, insulation of exterior walls at r-19 levels and installation of ceiling foil insulation to help reduce heat loss and minimize heat gain, installation of a high efficiency HVAC system, construction of ceiling systems with OSB board roof sheeting which is more tree friendly than traditional plywood, installation of a digital energy management system for warehouse lighting that is activated via motion sensors, installation of T-8 florescent lighting fixtures and skylights, parking lot lights operated via a photocell lighting system. Strategies for properties under construction have included: major upgrades to building insulation, double insulated glass windows, r-30 rated ceiling systems, r-19 rated wall insulation systems and the use of polysel at all penetrations, foil ceiling insulation, skylights, OSB board roof ply, motion sensor lighting system.
CURE	Centerline	Each of the buildings in CharterMac Urban's new construction investment just exceeded the tough Title-24 Energy Efficiency Standards for the State of California. Envelope performance was enhanced by the use of high quality glazing products and good insulation for both the walls and roof. Other project features have included new HVAC condenser units, energy efficient lighting fixtures, new insulation, and new temperature controls in water heaters. Note: Charter Mac does not maintain an operating role in its investments and does not make day-to-day decisions on its properties.
CURE	MacFarlane Partners	Projects designed with energy efficient physical systems, including EnergyStar appliances, energy-efficient lighting, motion sensors, E-glass windows, oversized windows, high-efficiency motors, programmable HVAC systems using water-source heat pump systems, variable air volume HVAC systems, no HVAC systems (in moderate climates) with operable windows, free cooling water-side economizers, high-efficiency air filtration systems, and efficient building envelopes.
CURE	Pacific City Home	Use of florescent bulbs in overhead fixtures in kitchen, under cabinets, bathrooms, laundry and garage, install efficiency condenser and heating units.
CURE	GI Partners	Ongoing efforts include upgrades to low energy T-8 lighting, installation of motion sensors for night lighting, installation of time clocks on night lighting and air conditioning systems. Night cleaning crew continues to be instructed to turn off any lights found on. Replaced older air conditioning units with new models, replaced a boiler w/ new low NOx high efficiency type, replaced a 50 ton evaporator condenser unit and added to it a variable speed drive. Several evaporator condensers, air conditioning units, and boilers replaced with more efficient models.
CURE	Legacy Partners	Motion sensors on outside lighting, low E rated glass windows, state-of-the-art energy efficient heating and cooling installations.
CURE	Kennedy	Ongoing participation in EnergyStar benchmarking program, incorporated LEED standards for new development and operating assets into due diligence work. Energy conservation technologies and strategies employed have included installation of photovoltaic sensors for outdoor lighting, energy efficient lighting, and digital thermostats.
Senior Housing	SHP Senior Housing	Upgraded florescent lighting fixtures, evaluated others for 2007 retrofit. Upgraded chillers, cooling towers, replaced pool/spa heating systems, A/C systems, boilers, chilled water pumps. Installed motion sensor lighting, reflective roof coatings, replaced florescent bulbs with energy-saving bulbs.
International	ILFS India Real Estate Fund	Strategies include bicycle and electric vehicle parking to promote alternative transit usage, high-performance glazing, superior roof insulation, efficient lighting design, energy efficient chillers, heat recovery units to cool incoming air. One of the Fund properties (Chennai) was awarded the LEED Gold status in 2006.

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Energy Saving Methods

Sector	Partnership	What steps have you taken to reduce energy consumption (i.e., lighting retrofits, motion sensors, HVAC upgrades, operational improvements, other)?
Housing	CityView America	Our builders are using fluorescent bulbs in the overhead fixtures in the kitchen, under kitchen cabinets, in bathrooms, in laundry and garage. Installing efficiency condenser and heating units.
Housing	MW Housing Partners	No properties on which to report
Housing	Newland	Evaluating the viability of alternative energy sources for all new communities, such as photovoltaic cells and wind generation. Through the Newland Communities Environmental Report, adopt Energy Star as the minimum standard of energy efficiency in homes from 2007 onwards.
Housing	IHP - Fund I	Approved the budget increase after performing a study to modify the design and construction of homes to be "zero energy homes"
Housing	IHP - Fund III	Approved the budget increase after performing a study to modify the design and construction of homes to be "zero energy homes"
Housing	IHP - Fund V	Approved the budget increase after performing a study to modify the design and construction of homes to be "zero energy homes"
Housing	Shea Homes	No properties on which to report; current assets held in the joint ventures are land under development.

**Core and Non-Core Portfolio
Green Activities for 2006
Water Conservation Methods**

Attachment 3b

Sector	Partnership	What steps have you taken to reduce water consumption (i.e., low flow toilets, changing landscape watering procedures, operational improvements, other)?
Office	CWP	Seasonal changes to watering schedule, metering irrigation system to reduce sewage, Utilizing BAS able to reduce water usage in cooling towers.
Industrial	LaSalle	Included low-water landscaping at some properties under development and replaced landscaping at core properties with drought-resistant plantings where appropriate.
Industrial	RREEF	Incorporated conservation features into development project. As a follow-up to data collection project undertaken by CalWEST in consultation with Servidyne Systems LLC, now undertaking an analysis of the data to identify potential utility savings. Further actions taken will depend on outcome of potential sale of large piece of the CalWest portfolio. Will implement conservation measures on 5 properties expected to be retained.
Apartment	GID/WRF III	Sub metering program at one property in the portfolio reduces water usage on a typical property from 20% to 40% compared to a property that includes water costs in the rent. In properties where it was not economically feasible to install sub metering systems, GID uses a general allocation billing system commonly known as RUBS which promotes conservation. RUBS properties use 6% to 27% less water compared to a property that includes water costs in the rent.
Apartment	Blackrock	Efforts at various properties have included installing 2.0 gpm water-saver showerheads as units are renovated, replacing 2.0 gallons per flush toilet fixtures with 1.5 gallons per flush fixtures as units are renovated, engaged Water2Save, a remote, weather-sensitive irrigation control system in order to achieve savings in water usage, regularly checking and repairing irrigation valves and heads, installing low-flow plumbing fixtures upon replacement of old equipment.
Office	Hines	Operational changes on weekends. Use of low flow toilet fixtures and drought tolerant plant material. Replacement of Sloan valves, i.e the automatic low-flow flush valves. Also used new chemical treatments to reduce the surface blowdown. Installation of cooling towers that have reduces consumption by 830 gallons compared to 2005.
Retail	IMI - Miller	Installation of new clocks to eliminate hand valve watering, survey of irrigation systems to ensure proper controls were operating, replacement of old landscaping for more efficient water consumption, Installation of low-flow toilets, change of watering schedule (night schedule) for grassy areas in common areas and lofts areas, monitor irrigation schedules regularly for leaks and inefficient use.

**Core and Non-Core Portfolio
Green Activities for 2006
Water Conservation Methods**

Sector	Partnership	What steps have you taken to reduce water consumption (i.e., low flow toilets, changing landscape watering procedures, operational improvements, other)?
CURE	Bridge Urban Infill Land	Projects have included low-flush toilets, flow restrictors in kitchen sinks, showers & lavatories, individual water meters, front-loading washing machines, storm water filtration basins, vegetated swale filtration for storm water, permeable surfaces to minimize runoff, timing clocks on irrigation controllers, routine running toilet checks.
CURE	Buchanan Urban Investors	Installed efficient fixtures in restrooms as a part building upgrades. For Las Vegas properties, implemented landscape watering restrictions. In addition, the majority of the landscaping surrounding the buildings is drought resistant desert landscape. On-site landscapers and maintenance patrol properties daily for broken or leaking irrigation lines and repairs are made immediately. For Denver apartment properties, replaced toilets with low-flow fixtures as needed. Implemented watering restrictions. Preventive maintenance measures ensure water and irrigation pipes are free from leaks and broken sprinkler heads are immediately replaced.
CURE	CalSmart (RREEF)	Strategies have included installation and maintenance of automatic fixture sensors with metering controls (urinals, toilets and faucets) and low-flow toilets; implementation of site design that helps control soil erosion, waterway sedimentation and that helps capture rainwater via a system that directs water run-off into bio-swale systems for silt filtration and percolation to a ground based aquifer; use of reclaimed water for landscaping; use of plant species that require little water.
CURE	Centerline	For CharterMac Urban's new construction investment, low flow plumbing fixtures are specified for the property. Flow restrictors are also specified for sinks, lavs and showers. Landscaping requires little water. All irrigation heads are low flow. Trees are separately irrigated and the system is on a timer that can be adjusted by the maintenance staff for variable weather conditions. Note: Charter Mac does not maintain an operating role in its investments and does not make day-to-day decisions on its properties.
CURE	MacFarlane Partners	Projects designed with low water consumption systems, installation of low flow toilets, automatic hydration gauges for landscaping irrigation, exterior irrigation drip emitters, low-flow spray heads, rain shut-off devices, black water treatment systems for re-use of non-potable water, water reclamation systems including semi-pervious walkways and common area surfaces, water-saving fixtures and automatic fixtures, water-efficient plants, and re-circulating fountains.
CURE	Pacific City Home	Installation of low flow toilets and flow restrictors in shower heads. Landscape designed for minimal water cycles.
CURE	GI Partners	95% of studio toilets have now been converted to low volume flush toilets, major renovation of several public restrooms, including replacement of 6 toilets and 2 urinals with low flush units. Sprinklers relocated for efficiency and put on timing systems. Toilets and urinals replaced with low-flush units, replaced and relocated sprinklers for better coverage and put on a timing system, installation of French drain system.
CURE	Legacy Partners	Use of reclaimed water for landscape and installation of low-flow toilets.
CURE	Kennedy	Ongoing use of water conservation devices.
Senior Housing	SHP Senior Housing	Utilized low flow commodes our replacement standard and when units remodeled. Installed low-flow shower heads and repaired leaky kitchen faucets. Aggressively managed landscape watering. Used well water for ground watering.
International	ILFS India Real Estate	Gray water used for landscaping, storm water management and treatment system implemented to reduce storm water runoff. Low-flow toilets, showers and sinks installed.

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Sector	Partnership	What steps have you taken to reduce water consumption (i.e., low flow toilets, changing landscape watering procedures, operational improvements, other)?
Housing	CityView America	Our builders are installing low flow toilets and flow restrictors in shower heads. Our landscaping is designed to require minimal watering cycles.
Housing	MW Housing Partners	No properties on which to report
Housing	Newland	Currently involved in several initiatives to achieve annual reductions in water consumption and costs compared to baseline: harvesting rainwater for redirection into the care of community landscaping and in some cases residential landscaping; installing greywater collection and piping systems that recycle water for irrigation.; improving irrigation efficiency through centrally-controlled irrigation systems.
Housing	IHP - Fund I	Incorporated elements such as low-flow toilets and other water conserving components whenever financially feasible.
Housing	IHP - Fund III	Reclaimed water and native drought-tolerant plants used for landscaping.
Housing	IHP - Fund V	Incorporated elements such as low-flow toilets.
Housing	Shea Homes	No properties on which to report; current assets held in the joint ventures are land under development.

**Core and Non-Core Portfolio
Green Activities for 2006
Waste Management Methods**

Attachment 3c

Sector	Partnership	What steps have you taken to improve waste management (i.e., recycling, separation of wet/dry waste, other)?
Office	CWP	Participation in recycling programs, green product such as pallets, wood go to H-Power, scrap metal sorted and taken to recycling center.
Industrial	LaSalle	While waste management in the core assets mainly fall under tenant responsibilities, tenants are encouraged to recycle and reuse and LaSalle is evaluating what, if any, savings can be achieved through better waste management.
Industrial	RREEF	Once the energy and water consumption initiatives are underway, RREEF and Servidyne will turn efforts toward analyzing and improving CalWest's waste management practices.
Apartment	GID/WRF III	Implemented a recycling program for paper, plastic, aluminum and glass items at two properties in the portfolio that had designated locations for waste and space to enlarge existing enclosures so that the recycling program could be rolled out effectively.
Apartment	Blackrock	Sent the report prepared by BlueWave to the regional construction supervisors explaining how to shift trash disposal to recycling and work with local waste management firms.
Office	Hines	Most of the waste is controlled by tenant; however they have an efficient recycling program. Implementation of a Desk-Side recycling Program to separate wet and dry waste. Participate in e-recycling of old computer monitors, CPUs and other electronic waste. Participated in a pilot program by Recycling Services that guaranteed a 100% of waste recycling. Also encouraged tenants to participate in ongoing recycling for paper, aluminum, glass, and plastics. There is also recycling of broken ballasts, dry and wet cell batteries, lamps, and bulbs. Continue to educate existing janitorial staff.
Retail	IMI - Miller	Recycle all mercury containing lamps. Program to pick up refuse and recycled trash from tenant spaces, have a dedicated staff to pick up retail cardboard to be baled and recycled.

Core and Non-Core Portfolio
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Waste Management Methods

Sector	Partnership	What steps have you taken to improve waste management (i.e., recycling, separation of wet/dry waste, other)?
CURE	Bridge Urban Infill Land	Re-use of recycled material from demolition. Separate cardboard from waste as it is recycled.
CURE	Buchanan Urban Investors	Explored the possibility of implementing paper waste recycling for office properties. For industrial properties, investigating a recycle program, although tenants are responsible for waste management. At one apartment property, implemented a bi-lingual paper, plastic and metal recycling program which allows resident to deposit all recyclable items into one bin.
CURE	CalSmart (RREEF)	Strategies have included use of a cardboard compactor for paper recycling, recycling of debris from building rehabilitation, segregation and recycling of paper, cardboard, bottles, cans, newspaper & plastic, separation and compaction of wet waste on-site for easier handling efficiency waste disposal contractor, general and sub-contractors accept responsibility for the appropriate 'green' recycling of building materials and products in accordance with the guidelines put forth by the State of California; recycled materials were used and included in many areas of construction.
CURE	Centerline	None specified. Note: Charter Mac does not maintain an operating role in its investments and does not make day-to-day decisions on its properties.
CURE	MacFarlane Partners	MacFarlane Partners' projects include waste management systems and practices such as recycling of demolition waste and construction waste, installation of public recycling containers throughout the property, kitchen trash compactors, retail trash compactors, and paper, glass, and metal recycling containers.
CURE	Pacific City Home	Provided homeowners on recycle programs available within the area.
CURE	GI Partners	Paint recycled to Hollywood Beautification Team program. Waste is sorted and recycled by waste disposal vendor.
CURE	Legacy Partners	Lumber and drywall recycling program utilized during one demolition. Recycling of concrete from demolished building. Plans to separate wet and dry waste and also plans to set up a waste recycling program with the property management teams.
CURE	Kennedy	Have recycling programs for operational waste products. Also purchased a new baling equipment that will improve the existing waste management procedures.
Senior Housing	SHP Senior Housing	Now recycling carpet pad, news papers and cardboard.
International	ILFS India Real Estate	Over 95 percent of waste generated during site construction (scrap steel, concrete debris, paint containers, granite waste, etc.) recycled. High-recycled content materials (steel, cement, aluminum, glass) used for construction.

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Waste Management Methods

Sector	Partnership	What steps have you taken to improve waste management (i.e., recycling, separation of wet/dry waste, other)?
Housing	CityView America	We have given homeowners information on recycling programs in the area.
Housing	MW Housing Partners	No properties on which to report
Housing	Newland	Newland's waste management program includes guidelines for waste reduction, reuse and recycling during construction. Also aggressively pursuing construction waste recycling programs in all of Newland's large markets.
Housing	IHP - Fund I	Recycling, separation and weighing of construction waste.
Housing	IHP - Fund III	During the entire construction period diverting 90% of construction waste away from landfills through a comprehensive waste-management program.
Housing	IHP - Fund V	Recycling, separation and weighing of construction waste.
Housing	Shea Homes	No properties on which to report; current assets held in the joint ventures are land under development.